C DIV: BEG NE COR, RUN S 55 FT,
N 55 FT, E 138.50 FT TO POB. BLO
AS: COMM NE COR OF LOT 59 BEING

LINDSEYS BARE ESSENTIALS LLC
932 NW BLACKBERRY CT
LAKE CITY, FL 32055

2026

00-00-00-12813-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

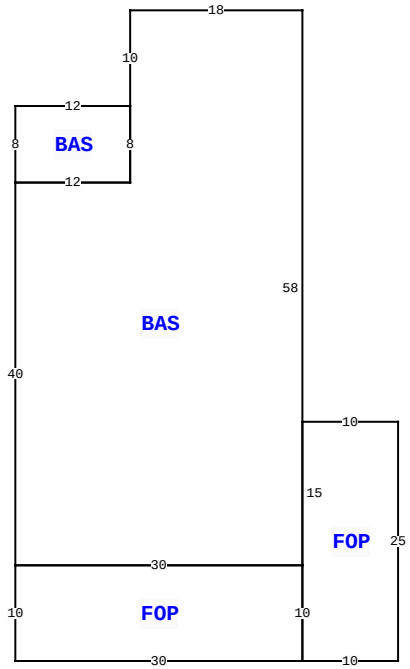
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	09	PINE WOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	850317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	96	100		96	9,639
BAS	1,524	100		1,524	153,011
FOP	250	30		75	7,530
FOP	300	30		90	9,036
TOTALS	2,170			1,785	179,215

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,785	110.3300	123.57	220,572	1920	2010	0	0	0	18.75	81.25

1 SINGLE FAM 0% - 2023 Heated Area: 1620 HX Base Yr



340 S MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	179,215
TOTAL MARKET OB/XF VALUE	2,800
TOTAL LAND VALUE - MARKET	15,750
TOTAL MARKET VALUE	197,765
SOH/AGL Deduction	0
ASSESSED VALUE	197,765
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,765
TOTAL JUST VALUE	197,765
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	200,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046832	Electrical Servic	0	03/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1480/2793	12/12/2022	WD	Q	I	01	285,000
GRANTOR: SANCHEZ-BIANCHI JAIME						
GRANTEE: LINDSEYS BARE ESSEN						
1399/2073	11/13/2019	WD	Q	I	01	80,000
GRANTOR: MARC A VANN & SAMUEL						
GRANTEE: JAIME W SANCHEZ-BIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W18 S10 S8 W12 S40 E30 N58 $
FOP=[ORIG=-30,58] S10 E30 N10 W30 $
FOP=[ORIG=0,58] S10 E10 N25 W10 S15 $
BAS=[ORIG=-18,10] W12 S8 E12 N8 $
.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,800

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		*CG	50.00	105.00	5,250.00	SF		1.00	1.00	1.00	3.00	3.00	15,750							

REVIEW DATE 06/01/2023 BY TW Total Acres: 0.12 Total Land Value: 15,750 Market: 0 Agricultural: 0 Common: 15,750 PRINTED 10/02/2025 BY SYS